



City of Rockville
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Mayor & Council
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July 30, 2008

Eric Claus, CEO
The Great Atlantic & Pacific Tea Company
2 Paragon Drive
Montvale, New Jersey 07645

Subject: Superfresh in Rockville Town Square

Dear Mr. Claus:

I am writing to express the deep concern and frustration felt by our community over the long delay in opening the subject grocery store. The new Town Square development has been in full operation for more than one year, but the grocery store space stands vacant and remains the single largest concern of the citizens of Rockville regarding the success of this extraordinary public-private effort.

Since the early planning for the development of Rockville Town Square, citizens, business owners and private investors have all understood that an accessible grocery store is a crucial component of the mixed-use environment that we have worked so hard to create. The thousands of residents and workers in and around Rockville's downtown are all expecting and waiting for this anchor to open.

The City has heard repeated promises that construction is imminent, but progress never seems to come. The last formal contact came last fall, when the exterior of the building was discussed, and the City was to receive a concept plan for the facades. We have received nothing since then.

The 12.5-acre Rockville Town Square is well on its way to being a full success. More than forty restaurant and retail establishments have already opened; 77 percent of the condominium and lease-to-buy residential units and 58 percent of the rental units are occupied. A stunning new and extremely popular public library has been opened over a year and a half; an arts center brings lots of people to its gallery, studios and classes; and there is a fully leased business incubator for technology companies. The only large gap is the grocery store.

The City has invested more than \$50 million in public funds, including parking facilities that will support the grocery store, and Montgomery County has invested nearly an equal amount of public funds. This investment was made because the vision of a vibrant, revitalized downtown Rockville was widely shared by so many in the community. Private investors have made their far-greater investments because of their confidence in the long-term strength of this market. Rockville is the County seat of Maryland's largest and most affluent County and is a very active place. We are confident that Superfresh will find success by being part of Rockville's downtown.

MAYOR
Suann R. Hoffmann

COUNCIL
John B. Britton
Piotr Gajewski
Phyllis Marcuccio
Anne M. Robbins

CITY MANAGER
Scott Ullery

CITY CLERK
Claire F. Funkhouser

CITY ATTORNEY
Paul T. Glasgow

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I look forward to hearing from you soon and welcome the opportunity to discuss any issues that you may have regarding Superfresh's opening. I stand willing to be of assistance in any way.

Sincerely,

A handwritten signature in black ink, appearing to read 'Susan R. Hoffmann', with a long horizontal flourish extending to the right.

Susan R. Hoffmann
Mayor

Cc: Councilman John Britton
Councilman Piotr Gajewski
Councilwoman Phyllis Marcuccio
Councilwoman Anne M. Robbins
Scott Ullery, City Manager
Don Wood, President and CEO, Federal Realty Investment Trust
Adam Weber, President, Palladian Residents Association
Martin Feldman, President, The Victoria Condominium Association
Virginia Onley, President, The Americana Centre Association
Joe Jordan, President, Town Center Action Team